

Minutes: February 16, 2011 meeting of the
TWIN OAKS VALLEY COMMUNITY SPONSOR GROUP

Agenda Item 1: - Roll Call and Advisory Role Statement

Farrell called the meeting to order at 6:40 pm, Farrell read the advisory role statement. Present: Sandra Farrell (Chair), Gil Jemmott (Co-Vice Chair), Karen Binns (Co-Vice chair), Ben Morris (secretary), Tom Kumura, absent Jon Mehtlan, Henry Palmer.

Agenda Item 2: Review of minutes of meetings: Minutes of meeting from January 19, 2010 meeting were reviewed, and corrections noted; a motion to approve minutes as corrected by Farrell seconded by Kumura, motion passed 5-0-0.

Agenda Item 3: Public Forum: No comments were made.

Agenda Item 4: 3300-04-008-02(P04-008W1) Major Use Permit Modification at Esplendido Ave Cell

Tower: Expansion of existing cell tower equipment cabinet located at 2141 Esplendido Ave requiring expanding existing cabinet. Mr. Franklin Orozco, Interlink Planning Group represented the applicant. Mr. Orozco handed out revised plans based on comments received at last month's meeting. The equipment enclosure now has a wooded trellis as well as increased landscaping surrounding the enclosure. Farrell noted the landscape enhancement and requested that plants not be lined up but rather staggered when it came to planting. Binns also noted that landscaping should be added around the existing structure in particular the north and south sides. A lengthy discussion concerning noise and the desire expressed by neighbors that the additional equipment not add any noise beyond what currently exists. It appeared that as long as the applicant is in compliance with the County Noise ordinance, we cannot impose any greater restriction. However due to the nature of the expansion it was felt appropriate to request that the existing noise study be updated to reflect the doubling of the equipment. Morris made a motion to approve, with recognition given to the enhanced visual elements and landscaping which would be for the expanded area as well as the existing structure, and that the May 2003 Noise Study be updated for the doubling of equipment requirements, Kumura seconded the motion and it passed 5-0-0.

Agenda Item 5: Deer Springs SD0633, AT&T MUP Cell Site, 3300-10-043 (P10-043) Major Use Permit:

AT&T proposing to install 12 panel antennas, on 35 ft mono-broadleaf at 684 Deer Springs Rd in San Marcos. Two other similar installations were previously approved at this same residential location, but one was not built. Binns recused herself as her property adjoins the applicants. The AT&T representative informed the Group that changes were made to the revised plans based on last month's meeting. The equipment enclosure is now eight feet tall enclosing the eight outdoor cabinets which do not require any air conditioning. Also the site had been moved approximately 22 feet to the east. The County has requested additional photo simulations from the neighboring site as well as the Golden Door property. There has also been a request from the Fire Department to remove existing vegetation around the

equipment cabinet; they will be meeting on this issue over the next month. The applicant recommended that a trellis similar to the one reviewed under Agenda Item 4 could be added and the Sponsor Group indicated that would be considered good. Jemmott made a motion to continue the item until the next meeting so that the County Scoping letter could be complied with in particular the photo simulation, Morris seconded the motion and it passed 4-0-0. Binns rejoined the Sponsor Group following the vote.

Agenda Item 6: San Marcos General Plan Update: The City of San Marcos is going through a General Plan Update. Properties adjoining the Twin Oaks Valley Community Plan Area may have use changes that will impact Twin Oaks. City of San Marcos will present and overview any requested property owner changes. Sandra informed the Group that a representative from the City was not going to be at the meeting. She reported that she and Jemmott had attended meetings with the City in particular the General Plan Advisory Committee. City Staff have expressed an interest to meet with members of the Sponsor Group which still needs to be set up by Jemmott. Farrell made a motion that Jemmott, Binns and Morris meet with City Staff, Kumura seconded and the motion passed 5-0-0.

Agenda Item 7 : Nomination for Membership and Reappointment of Members: Nominations for membership may be solicited from the community-at-large, by planning staff, and/or the staff of a Supervisor's office. Each member must be at least 18 years of age, a registered voter, live in and /or be property owners of the community, and be appointed by the Board of Supervisors. New members cannot participate as a group member until the BOS appointment has taken place. A full term of service is four (4) Years. At the January meeting Farrell asked if all affected attending members are willing to be reappointed, and each individually answered yes. As Palmer was not in attendance, Farrell was to contact him to determine his desire to be reappointed, and he indicated he was. Morris made a motion that all affected members be reappointed, Farrell seconded and the motion passed 5-0-0.

Agenda Item 8: General Plan Update (was GP-2020): Review of any property specific requests that either not voted on last meeting or new information was presented that needs to be considered. These are property owners requests submitted to the Board of Supervisors. Owners of these properties are requesting a different density then what has been proposed as Staff recommendations under the General Plan update. A request by Palmer had been made to Farrell to review the vote on NC-38 Yasukochi Family Trust which had been taken at last month's meeting to support Staff's position. Palmer was absent and no additional information was provided. Farrell indicated that she had contacted County Staff on how to proceed with this request and was advised that the Sponsor Group could reopen this particular property and consider any new information provided for a revote. Binns made a motion to reopen NC-38 Yasukochi Family Trust, for reconsideration at next month's meeting, Morris seconded and the motion passed 5-0-0.

Agenda Item 9: Initial Draft Zoning consistency Review of April 1, 2010 map: Review of map created by County and relationship to past actions by Sponsor Group. This item was related to the request made by Palmer, however as he was absent no additional information was available, so no further discussion was made.

Agenda Item 10: Community Plan Update: Update from County on status. Morris mentioned that he now has time to spend on bringing the past efforts of our Community Plan into compliance with the current County template. He will contact Jimmy Wong to get some additional instructions. Jemmott indicated that he had Bonsall and Hidden Meadows approved plans which may be helpful.

Agenda Item 11: Update on ongoing projects: None

Agenda Item 12: Old Business: None

Agenda Item 13: Administration and correspondence: Kumura indicated that the Form 700's are due no later than March 31, 2011. Kumura also requested \$7.00 reimbursement for the lost mail box key, Morris made a motion to reimburse Kumura the \$7.00, Jemmott seconded and the motion passed 5-0-0.

Farrell adjourned the meeting at 8:35 p.m.

Respectfully Submitted, Ben Morris, Secretary

The next regular meeting of the TOVCSG will be on Wednesday, March 16, 2011 at 6:30 p.m. at the Twin Oaks Elementary School.